



**Miami-Dade County
Department of Regulatory and Economic Resources**

HEARING ADVERTISEMENT REVIEW TRANSMITTAL LETTER

August 12, 2016

**JOSE DIAZ
8592 SW 169 TER -
PALMETTO BAY FL, 33157**

**Zoning Hearings Section
111 NW 1 STREET, SUITE 1110
MIAMI, FLORIDA 33128
(305) 375-2640**

Re: Zoning Hearing Application # Z2016000040 for GEOFFROY LECAT . Date filed: 31-MAR-16.

Dear JOSE DIAZ :

Below is the zoning hearing advertisement (ad), which contains all zoning requests submitted by the applicant. Please review the request(s), property location, legal description of the subject property, etc. and advise me of any changes or omissions within 10 calendar days. See my e-mail and mailing addresses below. If you concur that the ad is satisfactory, the hearing file will be forwarded to the Zoning Evaluation Section for further processing and recommendation.

If you do not concur with the ad and wish to make changes to the request or to plans, or otherwise submit additional documents, such changes and submittals shall be accepted during the next available filing period when they will be incorporated into the ad. All changes to the hearing advertisement will be re-sent to you for your review and approval. If you fail to respond within 10 days, the file will proceed to the Zoning Evaluation Section for further review and evaluation.

Once departmental comments & clearance have been obtained from DERM, Public Works, the School Board and other pertinent departments, the Zoning Evaluation Section will prepare the Department's recommendation and will send it to you for your review. Once again you will be given a 10-day period to respond whether no further documents will be submitted or whether you intend to submit additional documentation (for example: the submittal of a draft covenant).

Once you communicate to us that you wish the application to proceed or if you fail to respond within 10 calendar days, the application will be forwarded to the Agenda Coordinator's Office to be scheduled for hearing. If changes are requested by the Applicant, the changes and submittals shall be accepted during the next available filing period and will be incorporated into the ad. All changes will be resent to you for your review.

Please select one of the following options and send it to the Zoning Hearing Specialist listed below:

- ☐ I concur with the advertisement.
- ☐ I find the following problem or omission: _____
- ☐ I will be making changes to the application or Plans. Please hold the file.

I understand that changes to the advertisement may require additional fees and that my hearing will not be scheduled until all fees have been paid.

SEE ATTACHED ADVERTISEMENT

Please respond to **SHAILENDRA SINGH** at SINGHS@miamidade.gov, or mail to below address.

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Applicant's Draft

HEARING No. (16-040)

STR: 10-53-41

Council Area: C08

Commissioner Dist.: 02

APPLICANT: GEOFFROY LECAT

() NON USE VARIANCE to permit a parcel of land with an area of 3,797 sq. ft. (7,500 sq. ft. required) and with a lot frontage of 25' (75' required).

()

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Geoffrey Lecat" as prepared by Jose Diaz Architect and dated 8/5/16 for a total of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: (legal description)

South 1/2 of the North 50 feet of the South 125 feet of the East 1/2 of Block 21, of "PARA VILLA HEIGHTS", according to the plat thereof as recorded in Plat Book 3, at Page 106, of the Public Records of Miami-Dade County, Florida.

LOCATION: Lying west of NW 21 AVenue, approximately 125' north of nw 70 street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 25'X151'

PRESENT ZONING: RU-2 Two Family Residential 7,500 sq. ft. net

CONTACT PERSON: JOSE DIAZ
8592 SW 169 TER -
PALMETTO BAY FL, 33157
(305) 310-5992